

GREATE BAY VILLAS
Association Newsletter
January 15, 2020

Dear Fellow GBV Owners!

Happy New Year!

Thanks for signing up for our Greate Bay Villas Association Community Newsletter. This is our January 2020 edition and it contains news, upcoming events and important information about our Greate Bay Villas community, the City of Somers Point and the surrounding area.

December Board Meeting Highlights

The December 19 Board meeting was well attended with over 15 owners joining the Board at Greate Bay Country Club.

- Treasurer Guy Lanni provided a report on the operating (\$56,404.41) and the reserve account (\$114,246.20) cash balances at 11/30/19 and all bills received have been paid. At the meeting, the Board approved an expenditure of funds not to exceed \$10,000 for recent emergency repairs to drain pipes located underneath a villa.
- Property Manager Bill Burns addressed several operating issues and maintenance items including tree pruning, gutter cleaning, pending owner violations, planned city paving repairs at the Holly Hills Drive entrance and cedar shake roof repairs.
- The Board recently approved a three year agreement with Burns Property Management to provide related property management services through May 2022.

- Following the meeting, the GBV Welcome Committee hosted a holiday gathering for Owners. Lots of fun and Good Cheer!

Revised Rules, Regulations and Policies-As noted in our last Newsletter, at the October meeting, the Board formally adopted, pursuant to the Association Master Deed and By-Laws, revised rules, regulations and policies governing the operation, use, appearance, maintenance and administration of buildings, common elements and limited common elements on the property.

A copy of the revised Rules were e-mailed and mailed to all owners. Please contact the Property Management Office if you need a copy.

Rule revisions include new ADR procedures, parking of commercial vehicles, prohibition on the use of fire pits, and approved paint colors for doors, windows, storm doors and decks.

Owners will be notified of any issues and allowed time to make necessary repairs or renovations that are deemed violations.

Owner Work Requests-All Owners must send all inquiries and work requests to the property management office in writing (by email or mail). Any outside work or landscaping must be approved. Please contact Tiffany at the office at at Tiffanyburnscpm@gmail.com.

Trash Enclosures-All GBV owners recently received a recycling letter by mail, explaining the need for owner engagement and action on recycling and trash enclosure use and upkeep. Unit Owners are reminded that all trash must be placed in bags whenever possible and placed in the dumpsters. Recycled materials must also be placed in the blue containers provided for that purpose. Cardboard boxes must also be disassembled and placed in the blue containers. We are being charged for cleanup of the trash areas so please take the time to follow these requirements. Please note that large items-refrigerators, mattresses, furniture etc- cannot be placed in the dumpsters. Organic materials (plantings, weeds, old flowers etc) should be bagged and placed in the dumpster.